

1 BILL NO. R-85-10-08

2 DECLARATORY RESOLUTION NO. R-111-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 August 14, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Lot 26 in Centennial Industrial Park
12 to the City of Fort Wayne, Allen
County, Indiana;

13 said property more commonly known as Centennial Industrial Park,
14 Fort Wayne, Indiana;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

1 Page Two

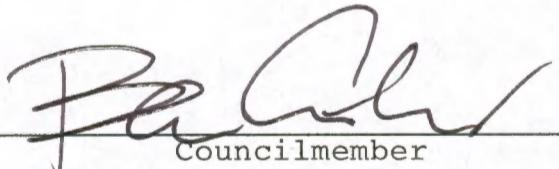
2 commendation from said department concerning the
3 advisability of designating the above designated
4 area an "Economic Revitalization Area";

5 (c) Common Council shall publish notice in accordance
6 with I.C. 5-3-1 of the adoption and substance of
7 this Resolution and setting this designation as an
8 "Economic Revitalization Area" for public hearing;

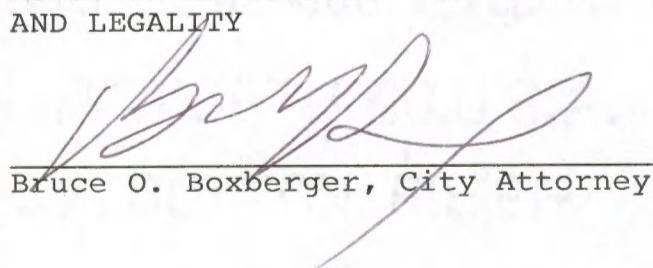
9 (d) If this Resolution involves an area that has al-
10 ready been designated an allocation area under
11 I.C. 36-7-14-39, then the Resolution shall be re-
12 ferred to the Fort Wayne Redevelopment Commission
13 and said designation as an "Economic Revitalization
14 Area" shall not be finally approved unless said
15 Commission adopts a resolution approving the peti-
16 tion.

17 SECTION 3. That this Resolution shall be subject to
18 being confirmed, modified and confirmed or rescinded after public
19 hearing and receipt by Common Council of the above described re-
20 commendations and resolution, if applicable.

21 SECTION 4. That this Resolution shall be in full force
22 and effect from and after its passage and any and all necessary
23 approval by the Mayor.

24 
25 Councilmember

26 APPROVED AS TO FORM
27 AND LEGALITY

28 
29 Bruce O. Boxberger, City Attorney

30

31

32

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____.M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisburt, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 10-8-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-111-85
on the 8th day of October, 1985,

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 9th day of October, 1985,
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of October,
1985, at the hour of 9:00 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant James E. Harding
2. Owner(s) James Harding; Michael Dahm; James Lohman
3. Address of Owner(s) 1910 Fort Wayne Bank Building
Fort Wayne, Indiana 46802
4. Telephone Number of Owner(s): (219) 423-4311
5. Relationship of Applicant to Owner(s) if any Partner
6. Address of Applicant 1910 Fort Wayne Bank Building
Fort Wayne, Indiana 46802
7. Telephone number of Applicant: (219) 423-4311
8. Address of Property Seeking Designation
Centennial Industrial Park
9. Legal Description of Property Proposed for Designation
(may be attached) Lot 26 in Centennial Industrial Park to the City of
Fort Wayne, Allen County, Indiana.
10. Township Washington
11. Taxing District Fort Wayne - Washington 80

12. Current Zoning M2 - General Industrial

13. Variance Granted (if any) _____ None

14. Current Use of Property

a. How is property presently used?

Vacant

What Structure(s) (if any) are on the property?

None

b. What is the condition of this structure/these structures _____

15. Current Assessed Value of Real Estate

a. Land 1.89 acres @ \$0.20 square feet = \$5,489

b. Improvements - 0 -

16. Amount of Total Property Taxes Owed During the Immediate Past Year

~~\$522.00~~

17. Description of Proposed Improvements to the Real Estate

A speculative building containing 36,000 square feet

of pre-engineered space suitable for light

manufacturing.

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?

On or before September 1, 1985

b. When is completion expected? November 30, 1985

19. Cost of Project (not including land costs) \$600,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? _____

Subject to final use but anticipate 25

b. What is the nature of those jobs? _____

Anticipate assembly

c. Anticipated time frame for reaching employment level stated above?

12 months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Construction site located within the limits of

Fort Wayne, a community that has experienced

extreme economic set-backs due to unemployment,

etc.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

There is a dearth of production space available in this community. This building will attract prospects to the area and help fill the void.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

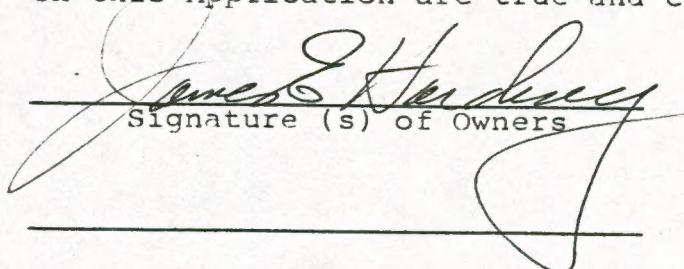
Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____ No X

26. Financing on Project

What is the status of financing connected with this project? Commitment for conventional construction financing from the Fort Wayne National Bank.

I hereby certify that the information and representation
on this Application are true and complete.


Signature (s) of Owners

August 13, 1985

Date

Information Below to be filled in by Department of Economic
Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Approved or Denied? Date: _____

Allocation Area: _____

Admn. Appr. _____

DIGEST SHEET

R-85-10-08

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1 (Centennial Industrial Park;

James Harding; Michael Dahm; James Lohman).

EFFECT OF PASSAGE A speculature building containing 36,000 square feet of pre-engineered space suitable for light manufacturing will be built on property that is presently vacant, creating approximately 25 new jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$600,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-10-08

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN
YES NO

Ben A. Eisbart BEN A. EISBART
CHAIRMAN

Janet G. Bradbury JANET G. BRADBURY
VICE CHAIRWOMAN

Samuel J. Talarico SAMUEL J. TALARICO

Thomas C. Henry THOMAS C. HENRY

James S. Stier JAMES S. STIER

CONCURRED IN 10-8-85

SANDRA E. KENNEDY
CITY CLERK